

TEXAS TRANSPORTATION COMMISSION

PALO PINTO County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

In the City of Santo, Palo Pinto County, on I-20, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 182, at Page 265, of the Deed Records of Palo Pinto County, Texas.

A portion of the land, which portion is described in Exhibit A (tract), is no longer needed for a state highway purpose.

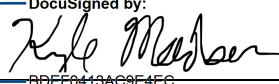
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Ricky and Stephanie Cagle are abutting landowners and have requested to purchase the tract for \$43,574.

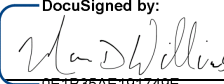
The commission finds \$43,574 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Ricky and Stephanie Cagle for \$43,574; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC0E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

0E1B35AE191749E...
Executive Director

116165 November 30, 2021

Minute Number	Date Passed
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Exhibit A

Tract 20-26
March 18, 2021
Page 1 of 3

Requestor: R. & S. Cagle
County: Palo Pinto
Highway: IH 20
ROW CSJ: 0314-02-015

PROPERTY DESCRIPTION TRACT 20-26

Being a tract of land out of the J.C. LIGHT SURVEY, ABSTRACT No. 1643 and the MARY A. PANKEY SURVEY, ABSTRACT No. 361, Palo Pinto County, Texas: being a portion of that called 8.63 acres conveyed to the State of Texas by deed in Volume 182, Page 265, Deed Records, Palo Pinto County, Texas: being further described by metes and bounds as follows:

BEGINNING at a found concrete monument (N-6906046.63, E-2088516.39) [266.92 feet left of and perpendicular to Station 1172+67.45] at the intersection of the existing north right of way line of Interstate Highway No. 20, a variable width right of way as conveyed to the State of Texas in Volume 165, Page 214, D.R.P.P.C.T., with the existing west right of way line of U.S. Highway No. 281, a variable width right of way as conveyed to the State of Texas in said Volume 182, Page 265, D.R.P.P.C.T., same being the southeast corner of that certain tract of land conveyed to R. & S. Cagle in Volume 2070, Page 811, Official Public Records, Palo Pinto County, Texas, for the most southerly and beginning corner of this tract.

(1) **THENCE** N 14°39'33" E 706.94 feet along the existing west right of way line of said U.S. Highway No. 281 to a set TxDOT Type II Monument, in the east line of that certain tract of land conveyed to R. & S. Cagle in Volume 2060, Page 352, O.P.R.P.P.C.T., for the most northerly corner of this tract. **WHENCE** a found 3/8" iron rod bears N 14°39'33" E 28.86 feet.

THENCE across said Tract 1 (Volume 182, Page 265) and along the proposed west right of way line of U.S. Highway No. 281 as follows:

(2) S 06°10'48" W 469.44 feet to a set TxDOT Type II Monument, for a corner of this tract.

(3) Southwesterly along the arc of a tangent curve to the right, having a radius of 300.00 feet, an arc length of 226.25 feet, and whose chord bears S 27°47'08" W 220.93 feet to a set TxDOT Type II Monument, for a corner of this tract.

(4) S 49°23'29" W 33.43 feet to the **POINT OF BEGINNING** and containing 0.665 acre of land more or less.

Exhibit A

Tract 20-26
March 18, 2021
Page 2 of 3

Notes:

1. A survey sketch accompanies this description.
2. All bearings and distances are based on the Texas State Plane Coordinate System North Central Zone 4202 and all distances are adjusted to surface using a surface adjustment factor of 1.00012.

I, Micah Hamilton, Register Professional Land Surveyor in the State of Texas, do hereby certify that this property description and accompanying survey sketch are based on an actual on the ground survey made in March 2021 (M20343)



Micah Hamilton
Registered Professional Land Surveyor
Texas Registration Number 5865
Texas Surveying Inc. – Mineral Wells Branch
112 S.E. 1st Street
Mineral Wells, TX 76067
940-325-2155



Exhibit A

B1 - S 06°10'48" W 469.44'
 B2 - Curve (Right)
 Radius - 300.00' Arc - 226.25'
 Ch. - S 27°47'08" W 220.93'
 B3 - S 49°23'29" W 33.43'
 B4 - N 14°39'33" E 706.94'

R. & S. Cagle
 Called 6.696 Acres
 V. 2060, P. 352

Tract 20-26
 0.665 Acre
 28,954 Sq. Ft.
 Portion of
 State Highway
 Commission
 V. 182, P. 265

J.C. LIGHT SURVEY
 ABSTRACT No. 1643

R. & S. Cagle
 Called 3.304 Acres
 V. 2298, P. 757

R. & S. Cagle
 Called 2.403 Acres
 V. 2070, P. 811

Fd. Concrete Monument
 Sta. 1172+67.45 L-266.92'
 [N-6906046.63,
 E-2088516.39]

P.O.B.

Fd. 3/8" Iron Rod
 28.86'

U.S. Highway No. 281
 Variable Width R.o.W. (Tract 1 - V. 182, P. 265)

Existing E. R.o.W. of U.S. Highway No. 281

264.2'

Approximate
 Survey Line

Interstate Highway No. 20
 Variable Width R.o.W. (Tract 1 - V. 165, P. 214)

Existing Centerline

MARY A. PANKEY SURVEY
 ABSTRACT No. 361



SCALE 1" = 200'

1. A property description accompanies this sketch.

LEGEND

- ⊠ = 5/8 inch iron rod with cap set,
- ◇ = Texas DOT "Type II" Monument set
- = Marker found "as noted"

O.P.R.P.C.T. = Official Public Records, Palo Pinto County, Texas

D.R.P.P.C.T. = Deed Records, Palo Pinto County, Texas

P.R.P.P.C.T. = Plat Records, Palo Pinto County, Texas

P.O.C. = Point Of Commencing

P.O.B. = Point Of Beginning

ℙ = Property Line

ℚ = Survey Line

↪ = Fee Hook

℄ = Centerline



**Tract
 20-26**

R. & S. Cagle

0.665 Acre

28,954 SQ. FT.

PAGE

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STATE

TEXAS

DIST.

FTW

COUNTY

PALO PINTO

HIGHWAY NO.

IH 20

CONT.

SECT.

JOB

C.S.J.

ROW C.S.J.

0314

02

015